

515 Century Street

Finished Office/Retail Space Available Near Polo Park **For Lease**

Winnipeg, Manitoba

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The Building

515 Century Street, Winnipeg Manitoba

Finished Office/Retail Space in the Polo Park Area For Lease

- Centrally located office/retail space at the northeast corner of Century Street and St. Matthews Avenue in the Polo Park area
- Building is in meticulous condition and has been well-maintained over the years
- Unit offers a flexible layout with reception area, kitchenette, storage, accessible washroom and additional office/flex space
- Ample on-site parking available (2 dedicated stalls & ~4 additional scramble stalls directly in front for customers, with additional staff parking available to the north)
- Semi-Gross Lease with competitive CAM & Tax rate that includes all utilities
- 4 major bus routes just steps away

Civic Address	515 Century Street	**Occupancy**	Immediately
Building Size	~16,000 SF (509 Century St)	**Year Built**	1965
Unit Size	1,600 SF (515 Century St)	**Parking**	2 dedicated stalls + 4 scramble
Net Rent (Semi-Gross Lease)	$15.00 PSF	**Additional Parking**	Additional stalls north of building
Additional Rent	$6.39 (Est. 2026) + 5% Management Fee	**Traffic Count (2023)**	50,400 on average weekday
Gross Monthly Rent	$2,994.60 plus GST		








FOR
LEASE
RE/MAX

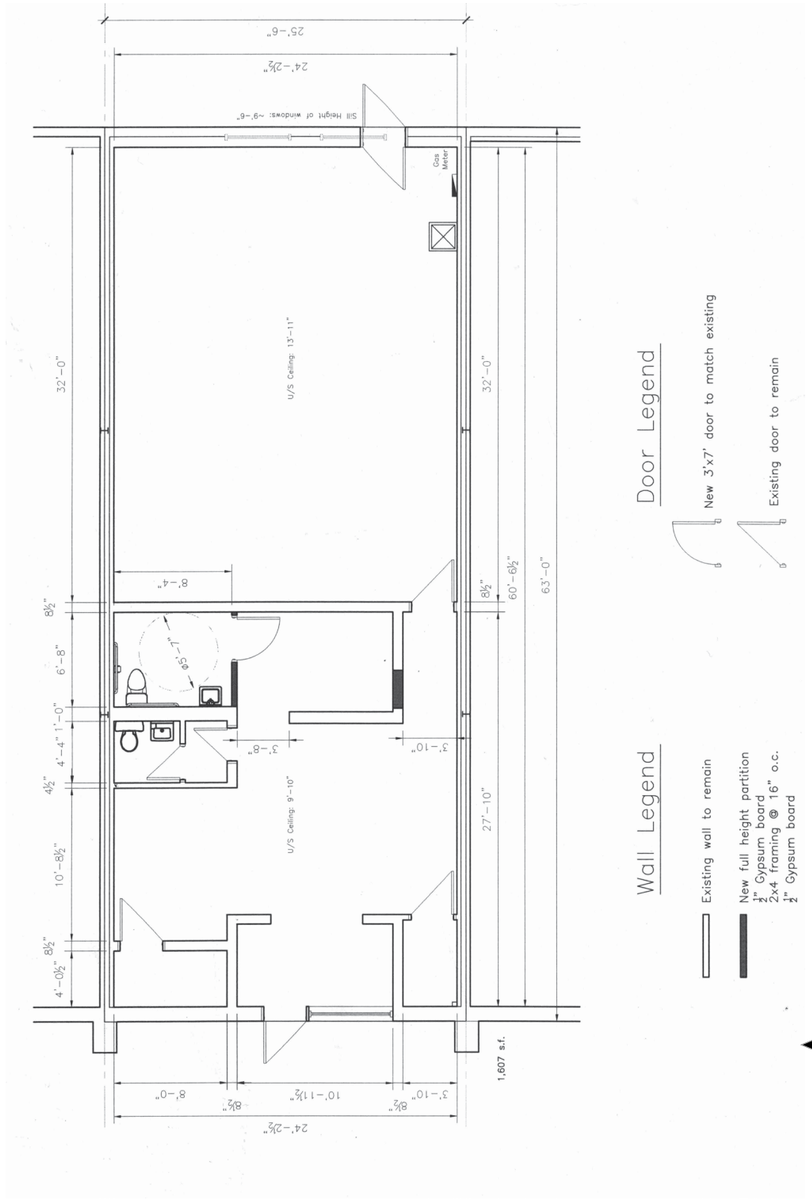

ViewSonic





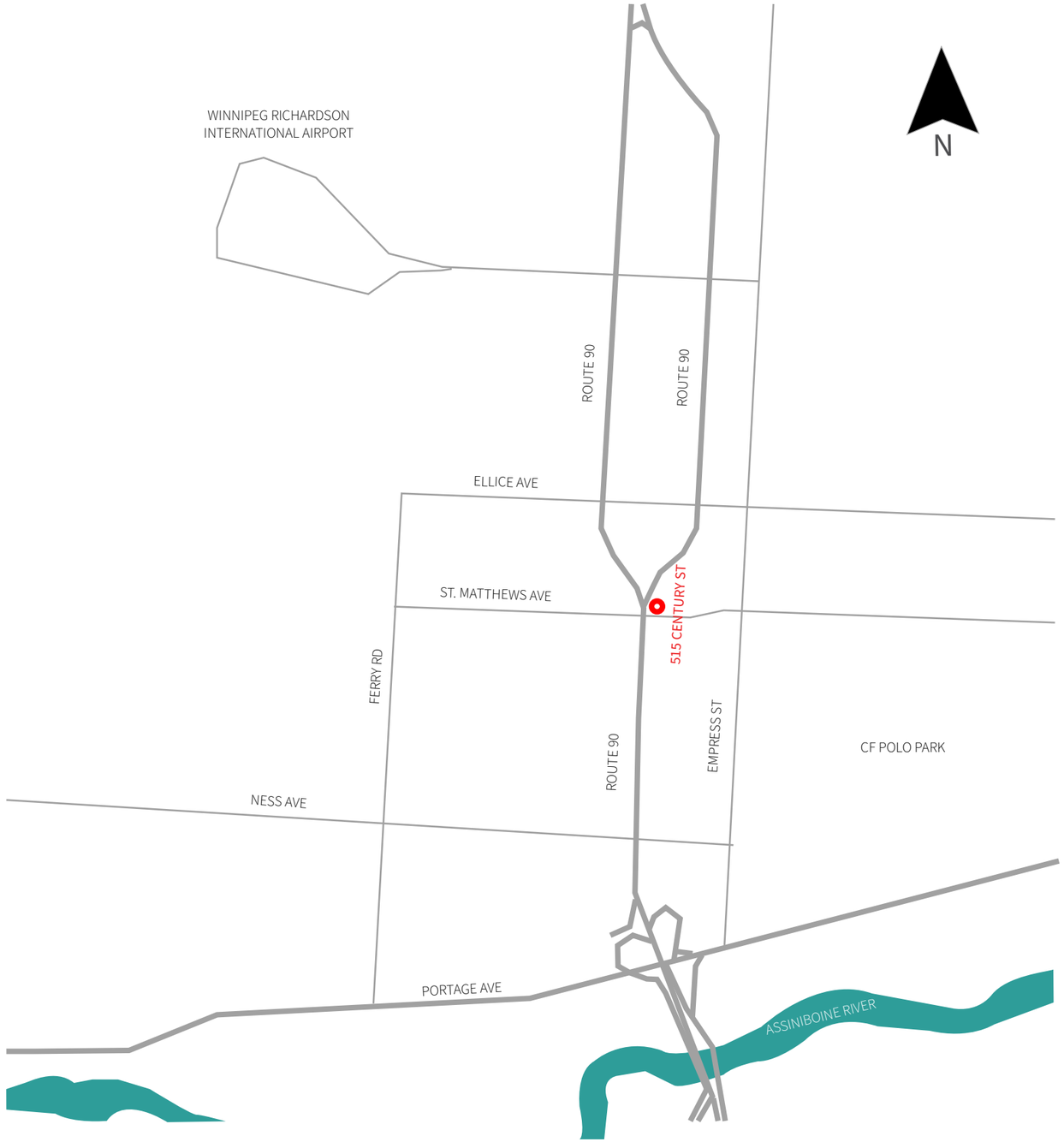
Floor Plan

1,600 SF



CENTURY STREET

The Area





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